

CITY OF CELINA, TEXAS

ORDINANCE 2020-49

NORTHSIDE AT ROLLERTOWN

PLANNED DEVELOPMENT #112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 131 ACRE TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED EAST OF THE BNSF RAILROAD AND NORTH OF MALONE STREET; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 112; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Concept Plan, Concept Diagram, Trails and Open Space, Roadway Improvements, and Development Regulations, set forth in Exhibit "C", "D", "E", "F", and "G", respectively, attached hereto and incorporated herein, define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of

Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development District No. 112 and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

- | | |
|------------|-------------------------|
| Exhibit B: | Depiction of Property |
| Exhibit C: | Concept Plan |
| Exhibit D: | Concept Diagram |
| Exhibit E: | Trails and Open Space |
| Exhibit F: | Roadway Improvements |
| Exhibit G: | Development Regulations |

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as PD No. 112, and incorporates the Concept Plan attached hereto as Exhibit "C", the Concept Diagram attached hereto as Exhibit "D", the Trails and Open Space attached hereto as Exhibit "E", the Roadway Improvements attached hereto as Exhibit "F", and the Development Regulations attached hereto as Exhibit "G."

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

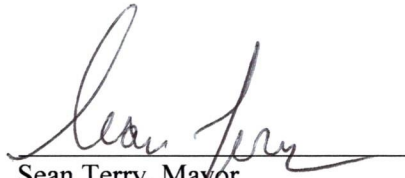
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE


This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of July, 2020.


Sean Terry, Mayor
City of Celina, Texas

ATTEST:


Vicki Tarrant, City Secretary
City of Celina, Texas



[SEAL]

APPROVED AS TO FORM:

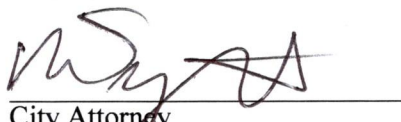

City Attorney
City of Celina, Texas

Exhibit A Legal Description

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas, Collin County, Texas, and being all of a called 114.889 acre tract of land described in a Special Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332040 of the Official Public Records of Collin County, Texas, being all of a called 11.202 acre tract of land described in a Special Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332150 of the Official Public Records of Collin County, Texas, being all of a called 2.932 acre tract of land described in a General Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332120 of the Official Public Records of Collin County, Texas, being all of a called 0.479 acre tract of land described in a General Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332180 of the Official Public Records of Collin County, Texas, and also being all of a called 0.868 acre tract of land described as Tract 1 and all of a called 0.438 acre tract of land described as Tract 2 in a General Warranty Deed with Vendor's Lien to RCI-Celina 115 LP, as recorded in Instrument No. 20200306000332190 of the Official Public Records of Collin County, Texas, and also being all of Lots 1 through 5, Block 1, Lots 1 and 2, Block 2, and Lot 1, Block 4 of Malone Addition, an unrecorded plat, and being more particularly described as follows:

BEGINNING at the southeast corner of said 114.889 acre tract on the northerly right-of-way line of Malone Street, a variable width right-of-way, no record found;

THENCE South 88°50'41" West, along the southerly line of said 114.889 acre tract and the northerly right-of-way line of said Malone Street, a distance of 1212.59 feet to the southerly southwest corner of said 114.889 acre tract;

THENCE departing the northerly right-of-way line of said Malone Street and continuing along the southerly line of said 114.889 acre tract, the following:

North 2°00'20" West, a distance of 155.16 feet to an ell corner of said 114.889 acre tract;

North 89°57'33" West, a distance of 457.72 feet to the northeast corner of said 0.479 acre tract;

THENCE South 1°11'25" West, departing the southerly line of said 114.889 acre tract and along the easterly line of said 0.479 acre tract, a distance of 208.88 feet to the southeast corner of said 0.479 acre tract, being on the northerly right-of-way line of said Malone Street;

THENCE North 89°56'31" West, along the southerly line of said 0.479 acre tract and the northerly right-of-way line of said Malone Street, a distance of 100.00 feet to the southwest corner of said 0.479 acre tract;

THENCE North 1°11'25" East, departing the northerly right-of-way line of said Malone Street and along the westerly line of said 0.479 acre tract, a distance of 208.85 feet to the northwest corner of said 0.479 acre tract, being on the southerly line of said 114.889 acre tract;

THENCE North 89°57'33" West, along the southerly line of said 114.889 acre tract, a distance of 234.93 feet to the northeast corner of said Tract 1;

THENCE South 1°15'19" West, departing the southerly line of said 114.889 acre tract and along the easterly line of said Tract 1, a distance of 187.69 feet to the southeast corner of said Tract 1, being on the northerly right-of-way line of said Malone Street;

THENCE North 89°29'53" West, along the southerly line of said Tract 1 and the northerly right-of-way line of said Malone Street, a distance of 200.00 feet to the southwest corner of said Tract 1, being on the easterly right-of-way line of a 20 foot wide alley;

THENCE North 1°15'01" East, departing the northerly right-of-way line of said Malone Street, along the westerly line of said Tract 1 and the easterly right-of-way line of said 20 foot wide alley, a distance of 190.37 feet to the northwest corner of said Tract 1, common to the east end of the northerly terminus of said 20 foot wide alley, being on southerly line of aforesaid 2.932 acre tract;

THENCE North 88°42'26" West, along the northerly terminus of said 20 foot wide alley and the southerly line of said 2.932 acre tract, a distance of 20.00 feet to the west end of said terminus, common to the northeast corner of aforesaid Tract 2;

THENCE South 1°15'01" West, departing the southerly line of said 2.932 acre tract, along the easterly line of said Tract 2 and the westerly right-of-way line of said 20 foot wide alley, a distance of 190.64 feet to the southeast corner of said Tract 2, being on the northerly right-of-way line of said Malone Street;

THENCE North 89°29'53" West, departing the westerly right-of-way line of said 20 foot wide alley, along the southerly line of said Tract 2 and the northerly right-of-way line of said Malone Street, a distance of 99.86 feet to the southwest corner of said Tract 2, being on the easterly line of said 2.932 acre tract;

THENCE South 1°16'58" West, continuing along the northerly right-of-way line of said Malone Street and along the easterly line of said 2.932 acre tract, a distance of 17.01 feet to the southerly southeast corner of said 2.932 acre tract;

THENCE North 88°45'14" West, continuing along the northerly right-of-way line of said Malone Street and along the southerly line of said 2.932 acre tract, a distance of 230.05 feet to the southwest corner of said 2.932 acre tract, being on the easterly right-of-way line of the St. Louis and San Francisco Railroad, a 100 foot wide right-of-way;

THENCE North 12°26'44" East, departing the northerly right-of-way line of said Malone Street, along the westerly line of said 2.932 acre tract and the easterly right-of-way line of said St. Louis and San Francisco Railroad, a distance of 387.82 feet to the northwest corner of said 2.932 acre tract, common to the northerly southwest corner of said 114.889 acre tract;

THENCE North 12°26'19" East, along the westerly line of aforesaid 114.889 acre tract and continuing along the easterly right-of-way line of said St. Louis and San Francisco Railroad, a distance of 2792.89 feet to the northwest corner of said 114.889 acre tract;

THENCE North 88°55'09" East, departing the easterly right-of-way line of said St. Louis and San Francisco Railroad and along the northerly line of said 114.889 acre tract, a distance of 1315.73 feet to the northeast corner of said 114.889 acre tract;

THENCE along the easterly line of said 114.889 acre tract, the following:

South 0°14'01" East, a distance of 915.38 feet to a point for corner;

North 89°52'46" East, a distance of 70.06 feet to a point for corner;

South 0°21'08" East, a distance of 416.20 feet to a point for corner;

South 89°36'42" West, a distance of 133.06 feet to a point for corner;

South 0°18'12" East, a distance of 245.29 feet to the northwest corner of aforesaid 11.202 acre tract;

THENCE North 89°21'01" East, departing the easterly line of said 114.889 acre tract and along the northerly line of said 11.202 acre tract, a distance of 321.10 feet to the northeast corner of said 11.202 acre tract;

THENCE along the easterly line of said 11.202 acre tract and the easterly line of said 114.889 acre tract, the following:

South 1°16'12" East, a distance of 530.89 feet to a point for corner;

North 88°43'48" East, a distance of 269.14 feet to a point for corner;

South 2°04'32" East, a distance of 564.22 feet to a point for corner;

South 0°24'08" West, a distance of 402.60 feet to the **POINT OF BEGINNING** and containing 130.809 acres (5,698,027 square feet) of land, more or less.

Exhibit B Depiction of Property

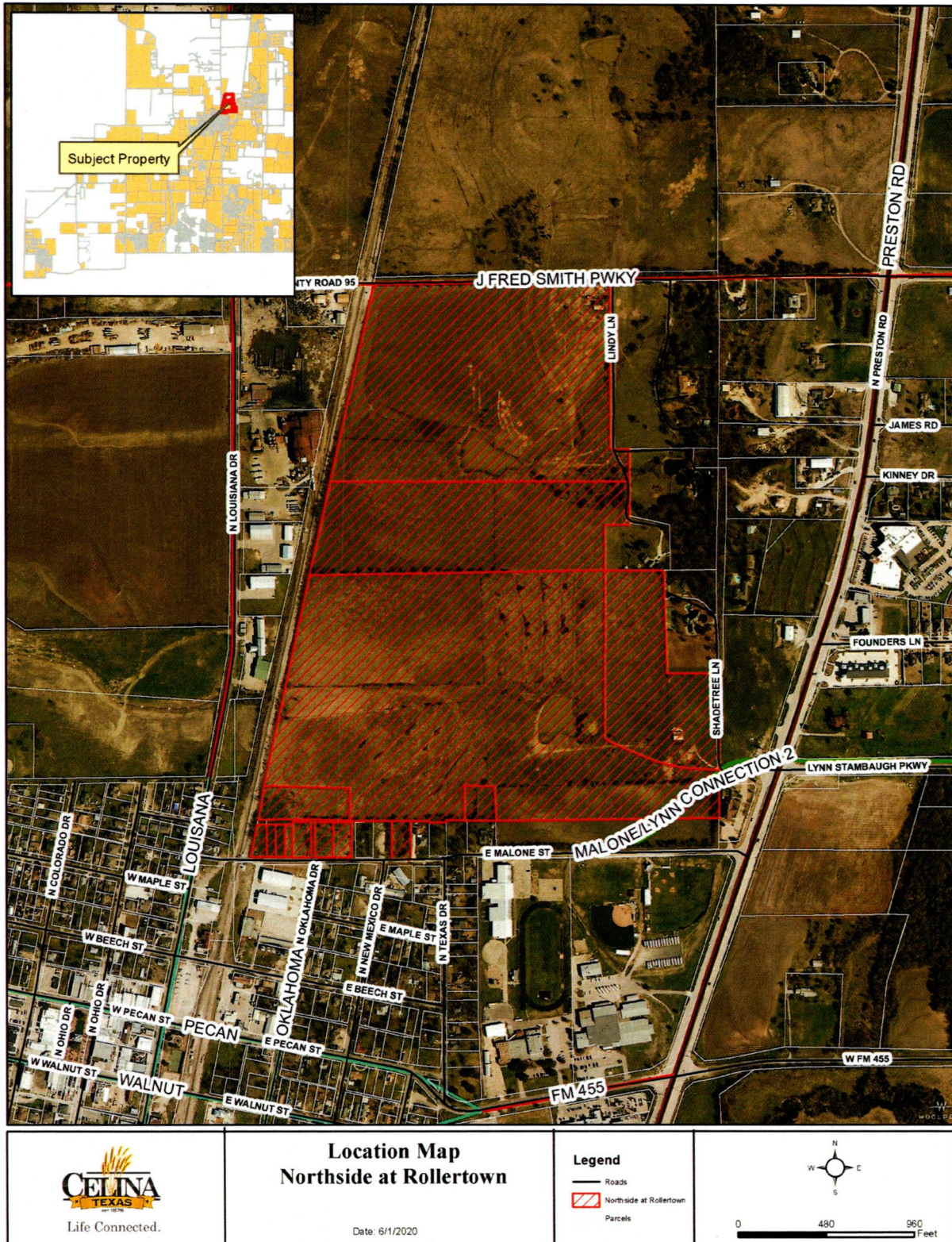
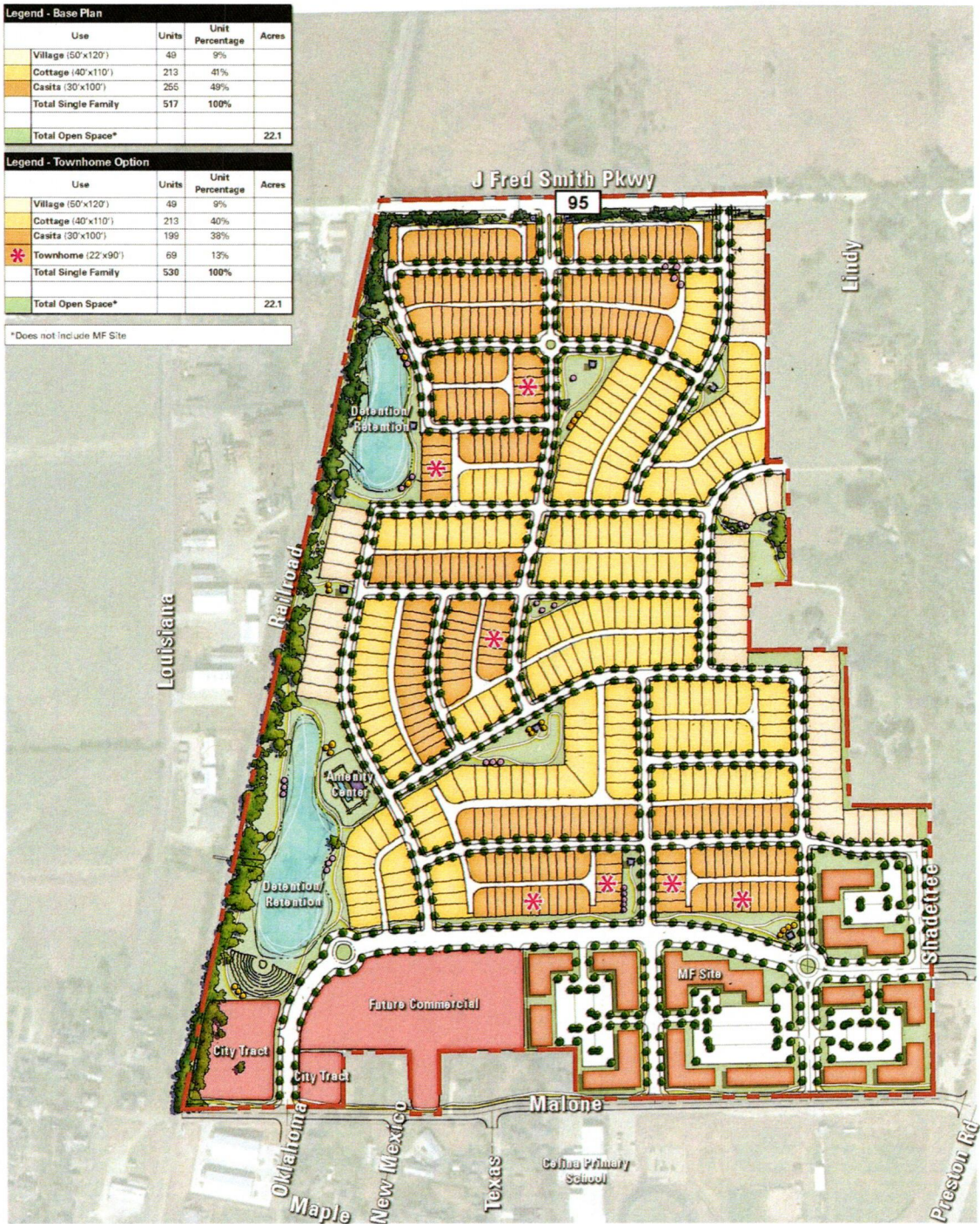


Exhibit C Concept Plan

Legend - Base Plan			
Use	Units	Unit Percentage	Acres
Village (50'x120')	49	9%	
Cottage (40'x110')	213	41%	
Casita (30'x100')	255	49%	
Total Single Family	517	100%	
Total Open Space*			22.1

Legend - Townhome Option			
Use	Units	Unit Percentage	Acres
Village (50'x120')	49	9%	
Cottage (40'x110')	213	40%	
Casita (30'x100')	199	38%	
* Townhome (22'x90')	69	13%	
Total Single Family	530	100%	
Total Open Space*			22.1

*Does not include MF Site



TBG northside at rollertown
concept options

0 100' 200' 400'

06/26/20
The draft illustration shown is based on the best information available. Product type and mix are conceptual in nature only. All information is subject to change without notice.

Exhibit D Concept Diagram

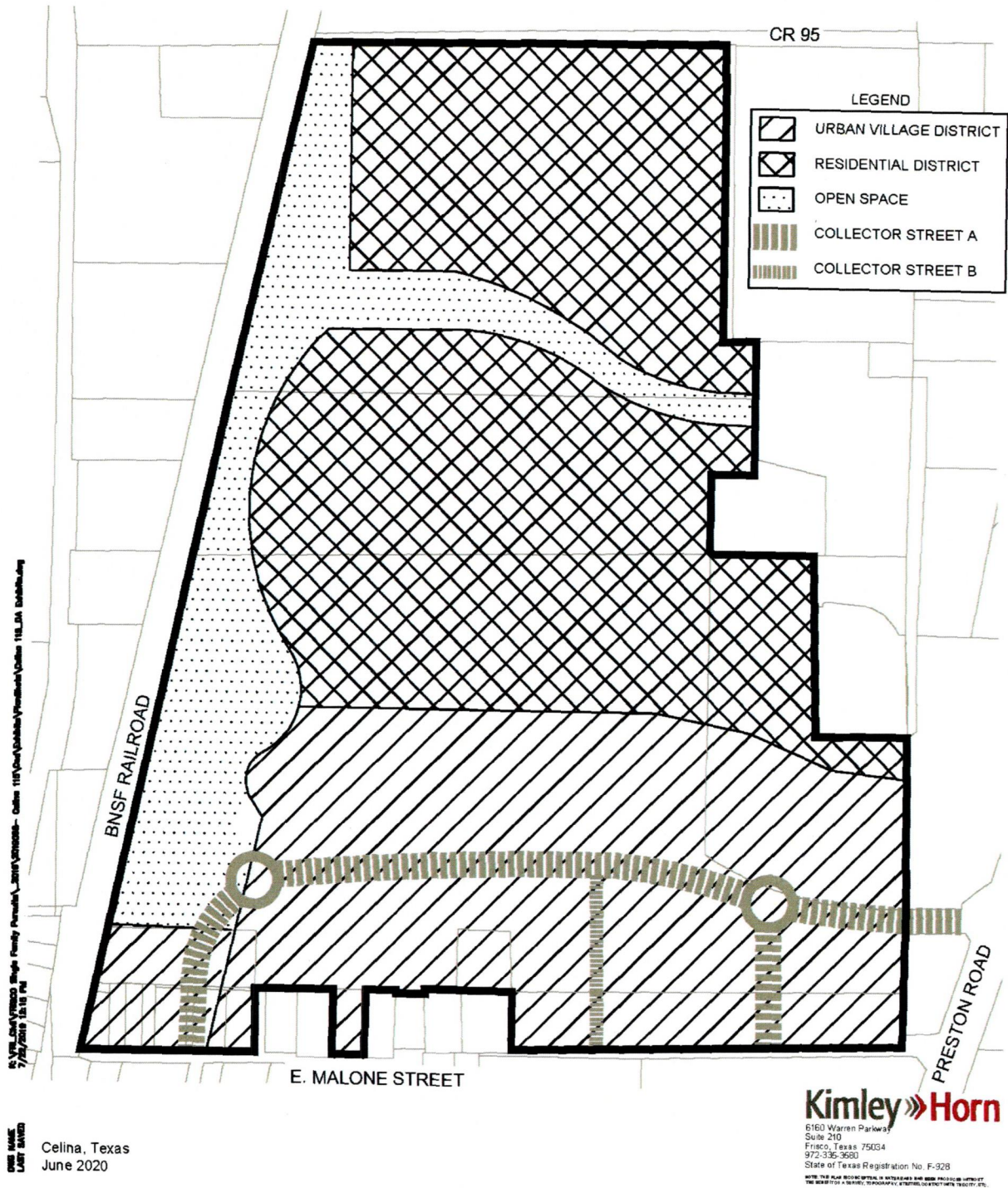


Exhibit E Trails and Open Space

Legend	
	12' Spine Trail
	10' Sidewalk
	6' Trail

*Southern bike lane and trail system to connect regionally



TBG northside at rollertown
trails plan



05/29/20
The draft illustration shown is based on the best information available. Product type and mix are conceptual in nature only. All information is subject to change without notice.

Exhibit G

Development Regulations

BASE ZONING

The base zoning of the property shall be MU, Mixed-Use District; however, the following shall be allowed deviations.

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of permitting, and such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services. Minor modifications up to 15% of any numerical figure can be reviewed by the Director.

STREET SECTIONS

Street sections shall be provided as generally shown in the Street Sections exhibit. Minor modifications are subject to review and approval by the Director of Engineering. Bump outs (parking island) shall be provided in parking area on Type A Collectors. In addition to the Street Section shown on the exhibit, the City's Residential Street Section at the time of development shall also be permitted.

ARCHITECTURE

The subject property is an architecturally, historically, and culturally significant tract of land and reflect the vision of the Downtown Master Plan as the logical extension northward of the historic urban core, and shall abide by the City's architectural standards, as may be amended.

LANDSCAPING AND SCREENING

1. County Road 95:
 - a. 6' masonry wall.
 - b. 40' landscape buffer with landscaping to abide by the Zoning Ordinance, as may be amended.
 - c. 10' wide sidewalk on the south side of CR 95.
2. BNSF Railroad:
 - a. 50' landscape buffer, including detention/retention, with landscaping to abide by the Zoning Ordinance as may be amended.
3. Malone Street
 - a. No screening required, as long as the urban form actively engages the street.
 - b. 10' wide sidewalk on the north side of Malone Street.

OPEN SPACE

The minimum open space acreage shall be 15% of the overall property. Detention and retention ponds shall count toward this requirement. The definition of open space shall meet the requirements of the Zoning Ordinance (ZO), as may be amended.

Detention and retention ponds shall be designated as usable open space.

Note for open spaces: No concrete in detention nor any concrete pilot channels Detention and Retention ponds shall have a six-to-one (6:1) slope to the normal water surface elevation. Beneath the normal water surface elevation, the slope can increase based on recommendation provided by a geotechnical engineer.

PARKLAND

Park fees (both park fees) shall apply to this development, in accordance with State and local law. The City acknowledges that payment of fees are preferred over land dedication for this project in accordance with the Development Agreement with the City of Celina and any amendments thereto.

TRAILS

1. Railroad Spine Trail is 12' wide concrete per Master Trails Plans.
2. Detention/retention ponds shall have looped concrete trails of 6' wide.
3. Internal trails within interior open spaces shall have pedestrian paths.
4. Bike lane connection shall be made to south trail system.
5. For five (5) feet on each side of the twelve (12) foot wide public hike-and-bike trail, a maximum 6:1 slope shall be required.

GENERAL CONDITIONS

Amenities shall be provided as follows:

- a. Single Family – The building permit for the associated Amenity Center is required to be issued before the issuance of the 300th single family home building permit. The amenity center shall include a pool, playground, bathrooms, and shaded or enclosed gathering spaces.
- b. Multi-Family – Amenities shall include two of the following for every 500 units: a pool, fitness center, a sports court, dog park, second pool, or other City Staff-approved amenity. A pool must be one of the two options.

RESIDENTIAL DISTRICT

1. Area: The Residential District is generally the northern portion of the development, as depicted in the Concept Diagram.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome) and any associated incidental and secondary land uses normally included in single-family zoning districts.
3. General Standards:
 - a. A porch may encroach into the Front Street “build-to-zone” by up to 10’ on Casita Urban and Cottage Urban Product Types. A porch may encroach into the Front Street “build-to-zone” by 5’ on all other Product Types.
 - b. Gated communities are not permitted.
 - c. No one product type shall exceed 60% of the unit count within the Residential District.
 - d. All lots less than 60’ in width shall be served by alleys. Lots 50’ in width adjacent to the east property line and Lots 50’ in width adjacent to the open space along the west property line may be front-loaded and will not require an alley.
 - e. All driveways serving a rear garage shall either be setback 20’ + or less than 3’.

- f. Parking for Single-Family (SF) shall have a minimum of 2 off-street parking spaces, with at least 1 in the garage. Off-street visitor parking for Townhomes (TH) shall be provided at a ratio of 1 visitor space for every 4 units.
- g. Accessory units are permitted up to 600 sq. ft. The accessory units may have a kitchen and bathroom, but not a separate water meter or electric panel. An accessory unit must have 1 additional dedicated parking space in addition to the primary unit's required parking.
- h. Garage doors shall meet the architectural standards of the ZO, as may be amended.
- i. Mews lots are permitted per the regulations in the City's base ZO.

4. Product Types

a. Village

Min. Lot Area	4,950 sq. ft.
Min. Lot Width	45'
Min. Lot Depth	110'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 15', max. 20' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min. Rear Yard setback to Garage	3'
Min. Dwelling Unit Area (air-conditioned)	2,000 sq. ft.
Percentage of Total Lots	0-10%

b. Cottage

Min. Lot Area	4,000 sq. ft.
Min. Lot Width	40'
Max. Lot Width	49'
Min. Lot Depth	100'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 10', max. 5' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min Rear Yard setback to Garage	3'
Min. Dwelling Unit Area (air-conditioned)	1,400 sq. ft.
Percentage of Total Lots	10-45%

c. Casita

Min. Lot Area	2,700 sq. ft.
Min. Lot Width	30'
Max. Lot Width	39'
Min. Lot Depth	90'
Max. Height	3 stories

Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner Lot	Min. 15'
Min. Side Yard	0' *
Min. Rear Yard	5'
Min. Rear Yard setback to Garage	3'
Min. Dwelling Unit Area (air-conditioned)	1,200 sq. ft.
Percentage of Total Lots	20-50%

* For lots with a zero (0) side yard setback

- i. A roof overhang equipped with a gutter or other architectural features may extend into a neighboring property.
- ii. A three (3') foot wide access, maintenance, overhang intrusion and use easement shall be dedicated on the Final Plat for all lots adjacent to lots with a "zero" side. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.
- iii. The "zero" side shall be designated on the Final Plat. All access, maintenance, overhang intrusion, and use easements shall be provided on Preliminary and Final Plats.

d. Townhome

Min. Lot Area	1,600 sq. ft.
Min. Lot Width	22'
Max. Lot Width	35'
Min. Lot Depth	80'
Max. Height	3 stories
Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner Lot	Min. 15'
Min. Rear Yard	5'
Min. Rear Yard setback to garage	3'
Min. Dwelling Unit Area (air-conditioned)	1,000 sq. ft.
Percentage of Total Lots	0-30%

URBAN VILLAGE

1. Area: The Urban Village is generally the southern portion of the development, as depicted in the Concept Diagram, and is appropriate for a wide range of land uses associated with urban cores.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome), Multi-Family, Retail, Office, Restaurant, Hotel, Entertainment venues, Amphitheater, and similar non-residential uses.
3. General Standards
 - a. All Urban Villages land uses are limited to a maximum of 4 stories in height unless otherwise amended within this document.
4. Product Types

a. Multi-Family

- i. A maximum of 500 units are permitted, if developed as Urban Edge. A maximum of 1,000 units and up to 6 stories is permitted, if developed as Urban Living.
- ii. Three-bedroom unit type limited to maximum 10% of overall dwelling units.
- iii. No perimeter walls, fencing, or gates are allowed as the project is meant to incorporate an urban design and promote pedestrian freedom.
- iv. Parking ratio to follow base Zoning Ordinance, as may be amended.
- v. Side yard between buildings shall be per the IBC/IFC.
- vi. The minimum setback shall be increased to 60' for multi-family (MF) structures adjacent to property that is zoned or developed for single-family uses.

Front Street "build-to-zone"	Min. 15', max. 26' from property line
Side "build-to-zone"	Min. 15'
Min. Rear Yard	Min. 25'

b. Non-residential

- i. Minimum ground floor-to-ceiling height to be 12'.

Front Street "build-to-zone"	Min. 15', max. 26' from property line
Side Yard	0', except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone
Min. Rear Yard	0', except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone